



City of
Rockville
Get Into It

**Historic District Commission
Staff Report: Courtesy Review
HDC2013-00605, 315 Great Falls Road**

MEETING DATE: 12/20/12

REPORT DATE: 12/13/12

FROM: Robin D. Ziek, Preservation
Planner, Planning, CPDS
240.314.8236
rziek@rockvillemd.gov

APPLICATION DESCRIPTION: Courtesy Review

APPLICANT: Dominic Argentieri
315 Great Falls Road
Rockville, MD 20850
Agent: Shawn Buehler
Bennett Frank McCarthy
Architects

FILING DATE: 11/15/12

RECOMMENDATION: Discuss proposed new rear addition and attached two-story garage, and provide comments concerning the project's compatibility with the historic resource in terms of design, massing, scale and impact of proposed construction on the overall character of the site.

EXECUTIVE SUMMARY: The applicant proposes two additions to the existing Colonial Revival style cottage: a rear 2-story addition at the rear northeast corner of the house and a two-story garage addition on the west side of the house. Staff recommends that the proposal could proceed to a Certificate of Approval application.



Table of Contents

RECOMMENDATION	3
SITE DESCRIPTION.....	3
Vicinity	3
Site Analysis:	4
COMMUNITY OUTREACH.....	11
FINDINGS.....	11
ATTACHMENTS.....	11
1. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION	1-1
2. AERIAL MAP	2-1
3. ZONING.....	3-1
4. APPLICATION.....	4-1
5. MHT HISTORY.....	5-1



RECOMMENDATION

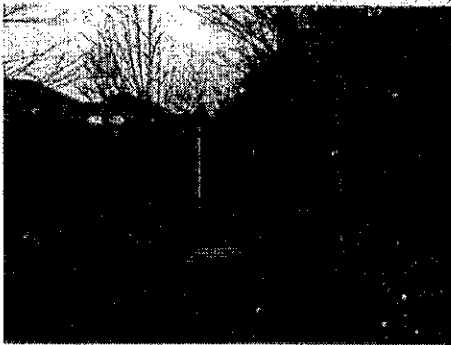
Staff recommends finding that the proposal maintains a discrete sense of the historic structure by reducing the visual profile of the rear addition and by providing visual separation between the residence and the new proposed garage, such that the new construction will not affect the overall character of the property, and meets Secretary of the Interior's Standards for Rehabilitation #1, 2, 3, 9 and 10 [Circle 1-1].

SITE DESCRIPTION

Location: 315 Great Falls Road
Applicant: Dominic Argentieri
Land Use Designation: Detached Restricted Residential
Zoning District: R-90 HD
Existing Use: Residential
Parcel Area: 19,103 sf
Subdivision: Exchange & New Exchanged Enlarged, Parcel 523

VICINITY

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-90	Detached, Restricted Residential	Detached, Restricted Residential
East	R-90	Detached, Restricted Residential	Detached, Restricted Residential
South	R-90	Detached, Restricted Residential	Detached, Restricted Residential
West	PD-RH	Planned Development – Rose Hill	Detached, Residential





Front (South) Elevation

Site Analysis:

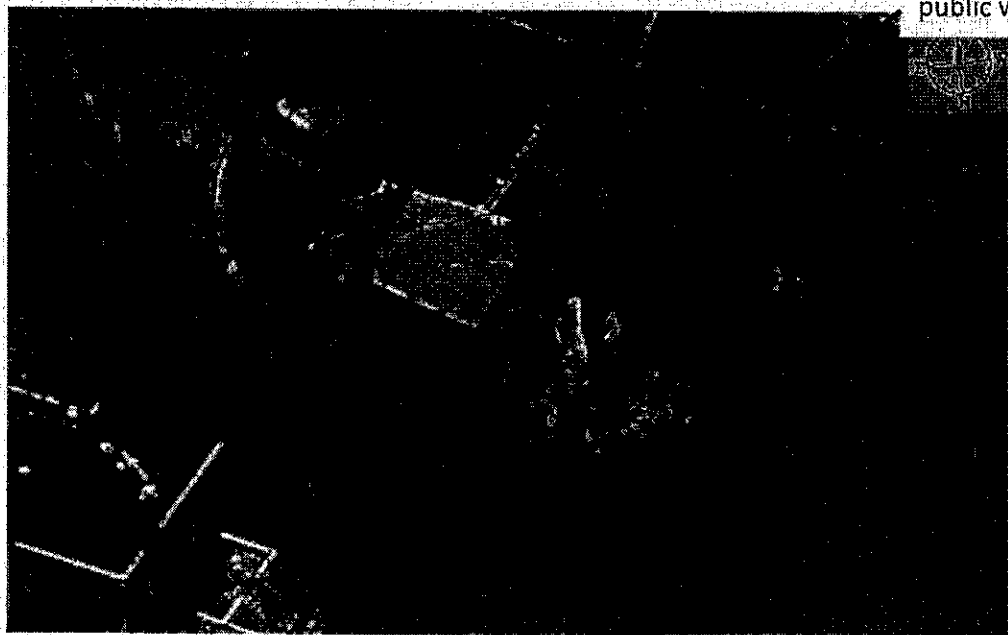
The subject property was locally designated in 2003 at the request of prior owners [Circle 5]. The house qualified for historic district zoning on the basis of its association with the National Register-listed resource at 307 Great Falls Road, known as the Bingham-Brewer House, and for its being a good example of the early 20th century Colonial Revival style. The foundation for the house was part of an outbuilding (barn or carriage house), and the current house served as a summer residence in the early part of the 20th century for family members of the Bingham-Brewer House. The house sits well back from the street, reflecting its original configuration as an outbuilding rather than a primary structure.



Front and west side yard

A public walkway, part of the Rose Hill planned development to the west of the property, runs along the west property line and is well shielded from view from the subject property with mature shrubs. Houses in the Rose Hill development in this vicinity are detached, single-family homes, with a privacy fence running along their back property line along the walkway. The driveway for the subject property has a turnaround, and extends part way into the property along the west edge to provide a parking area. A sidewalk extends from the parking area to the front door.

The property is relatively flat, with shrubs along all perimeter edges. In addition, there are two notable black walnut trees of considerable size – one in the front yard at the southeast corner of the house, and one in the back yard directly behind the dining area.

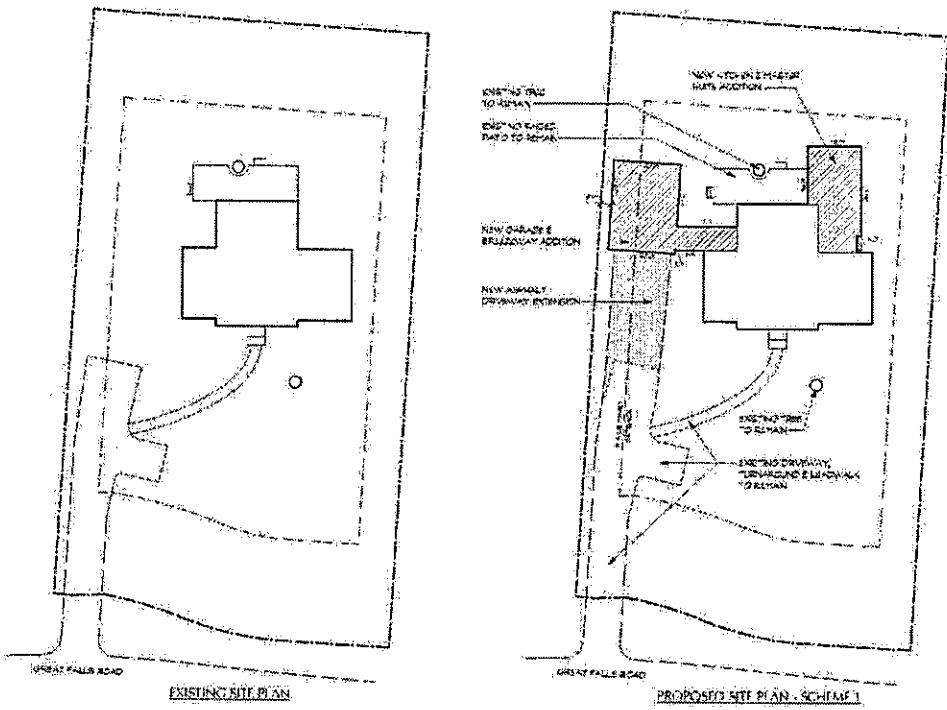


Rear and east side yard

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS

The applicant proposes adding a two-story rear addition at the northeast corner of the house to provide a new kitchen and screened porch on the first floor, and a master bedroom suite on the second floor. The house currently has two bedrooms and one bath on the second floor, all of which will be retained.

In addition, the applicant proposes adding a two-car garage with an open room above, which can be used for a home office or for guests. This will be located along the axis of the existing driveway and connected to the house with a covered walkway.



BENNETT FRANK MCCARTHY
ARCHITECTS, INC.
1400 DOWNS DRIVE, SUITE 200, CHICAGO, ILLINOIS 60605
312.555.2022 FAX 312.555.2023

A-0.1 ARGENTIERI ADDITION
312 CHASE PARK ROAD, BOSTON, MA 02108
ELEVATION, SECTION, AND PLAN
Scale: 1" = 20' 0"

2 Dec 2012 41238



The applicant has worked with staff to develop the project to this point. Minor modifications include increasing the distance between the garage and the house to avoid overwhelming the house.

Rear with mature walnut tree



Rear and west side



Rear east side, location of proposed new kitchen addition



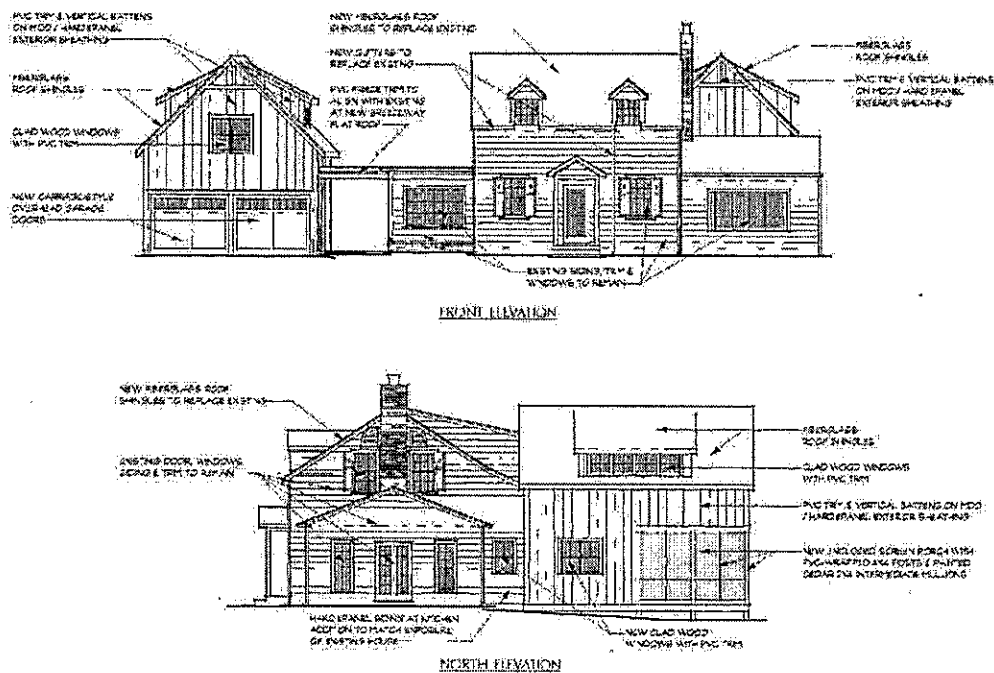
Backyard and shed, east rear yard

The applicant has been constrained by the site, especially because of the large walnut tree behind the house and the siting of the house due to its history as an ancillary structure to the historic property at 305 Great Falls Road. Staff met with the City Forester and the applicant on site to evaluate the condition of the tree. Following the recommendation of the City Forester, the applicant hired a certified arborist to assess the tree, in light of evidence of a lightning strike as well as its age. This was provided to the City [Circle 4-9]. The arborist recommends that the tree is essentially sound but with significant defects. He suggests that these be addressed by removing all the dead, damaged and defective limbs; reducing the crown by 10% over the next few years; and, consider the installation of a lightning protection system to avoid future strikes.

The garage is proposed along the west side of the house to move the new construction as far away from the walnut tree and its roots as possible, as well as to preserve the existing backyard

space. Additionally, the neighboring property has two mature trees (elm, cherry) that could be impacted by the construction of the garage in the northwest corner of the property.

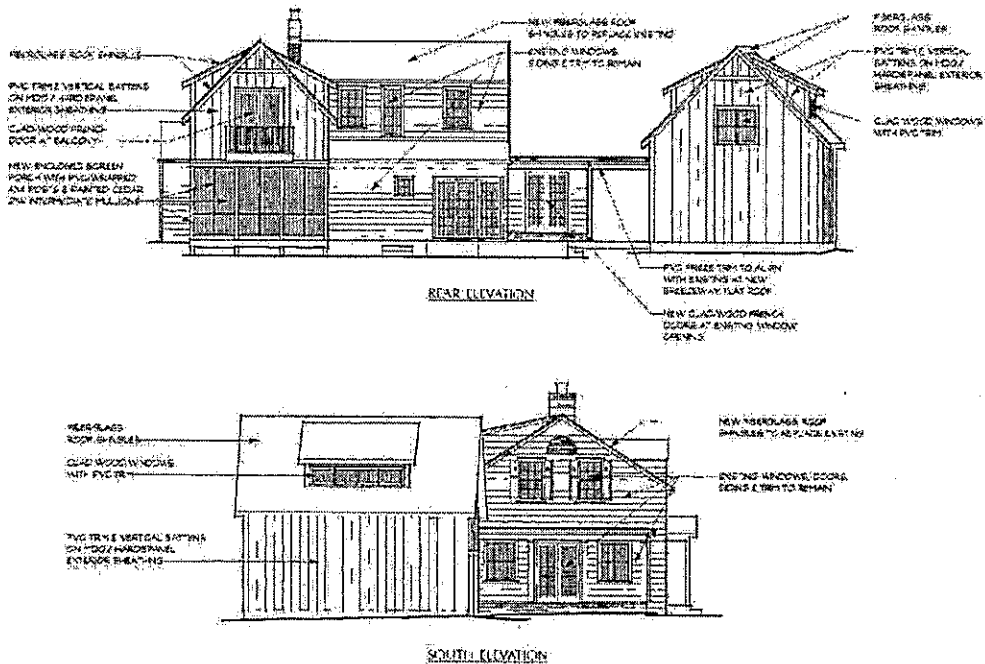
A Variance of eight (8) feet from the required eleven (11) feet will be required to build the garage, and the applicant will make this application to the Board of Appeals after receiving direction from the HDC.



BENNETT FRANK MCCARTHY
ARCHITECTS, LLC
1000 South Old Mill Road, Suite 200, Silver Spring, Maryland 20910
(301) 595-2022 www.bfmc.com

A-3.1
ARGENTIERI ADDITION
815 Cedar Lake Road, Rockville, MD 20850
PROPOSED ELEVATIONS
Scale: 1/8" = 1'-0"
Date: 2012
#1238

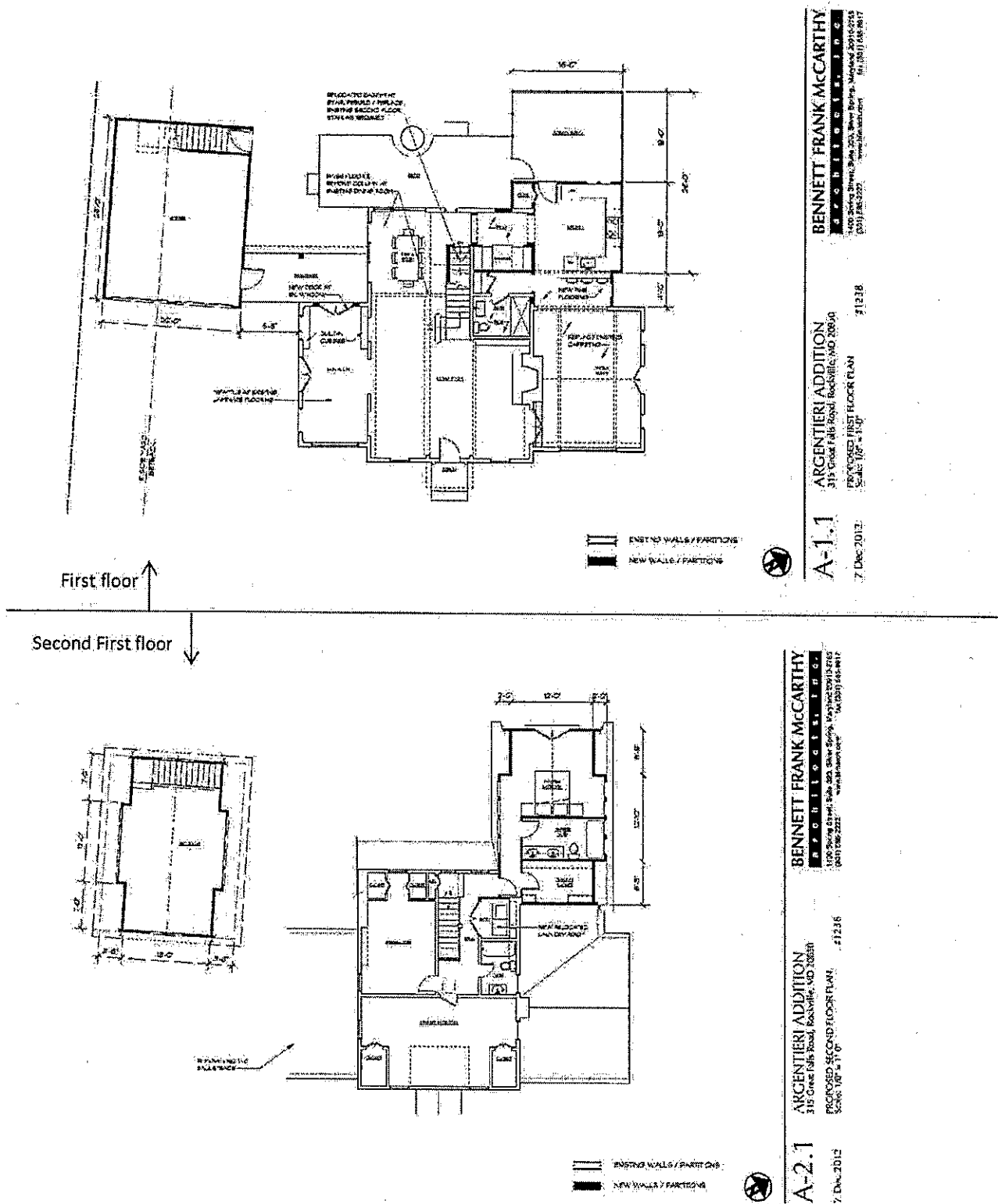
The proposal utilizes barn vocabulary for both the garage and the rear addition. This allows typical massing for roof and dormers that conform to the existing house, while clearly differentiating the new work from the old.



A-4.1 **ARGENTIERI ADDITION**
110 Great Falls Road, Basking Ridge, NJ 07005
Phone: 908.239.1100 Fax: 908.239.1101
E-mail: info@argenteri.com
Web: www.argenteri.com

The original building is small scale, and the proposed rear addition has a complementary small scale. While the ridgeline will be higher than the side addition of the existing house, the distance from the street will provide a distant perspective to help keep the focus off of the addition. Further, the gable end that faces the street will be inconspicuous, with siding and a vent and a simple truss that will match one in the garage.





COMMUNITY OUTREACH

Posting of sign on property three weeks prior to meeting

Postcard notices sent out two weeks prior to meeting

Staff report posted on City's web site one week prior to meeting

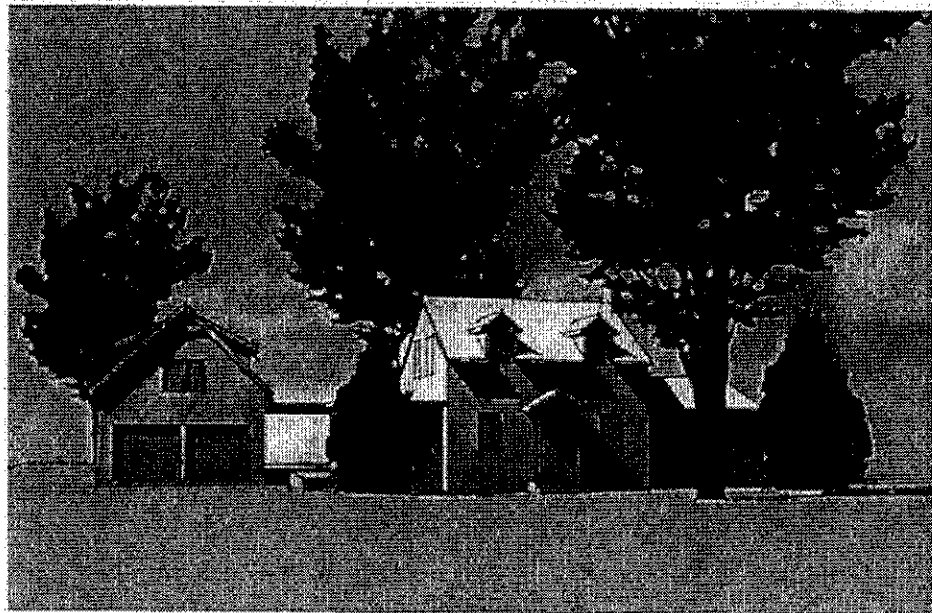
FINDINGS

Finding that the application maintains a discrete sense of the historic structure by reducing the visual profile of the rear addition and by providing visual separation between the residence and the new proposed garage, such that the new construction will not overwhelm the original house or have an adverse effect on the overall character of the property, and meets Secretary of the Interior's Standards for Rehabilitation #1, 2, 3, 9 and 10 [see Attachment 1-1].

Staff recommends the HDC provide comments so that the applicant may submit a Certificate of approval application.

ATTACHMENTS

1. Secretary of the Interior's Standards for Rehabilitation
2. Aerial map
3. Zoning
4. Application
5. MHT History



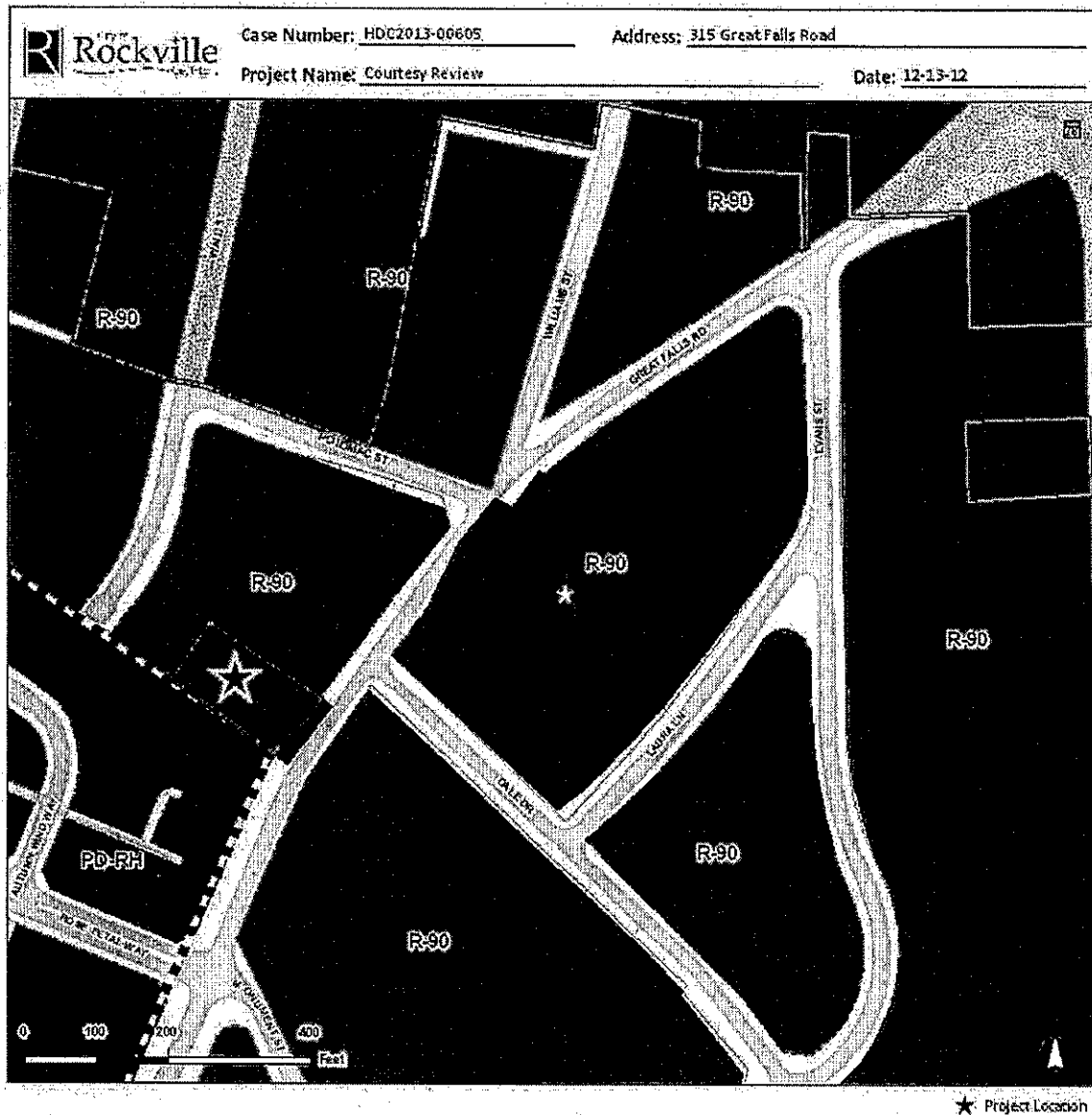
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL PHOTO



ZONING MAP



Legend

R-400 - Residential Estate	RMD-10 - Residential Medium Density	MKC - Mixed-Use Commercial
R-200 - Suburban Residential	RMD-15 - Residential Medium Density	MKCD - Mixed-Use Corridor District
R-160 - Low Density Residential	RMD-25 - Residential Medium Density	MKE - Mixed-Use Employment
R-90 - Single Unit Detached Dwelling, Restricted Residential	PD - Planned Development	MKHC - Mixed-Use Neighborhood Commercial
R-76 - Single Unit Detached Dwelling, Residential	LI - Light Industrial	MKT - Mixed-Use Transition
R-80 - Single Unit Detached Dwelling, Residential	PARK - Park Zone	MKTD - Mixed-Use Transit District
R-40 - Single Unit Semi-detached Dwelling, Residential	MOB - Mixed-Use Business	Special Exception
Outlets	Historic Preservation Parcels	Town Center Performance District
Planned Developments	Lincoln Park Conservation Overlay	Twinbrook Metro Performance District



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

Attach 4

HDC

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: ARGENTIERI-DANKOVICH ADDITION

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP		
	315 GREAT FALLS ROAD		
	SUBDIVISION	LOT	BLOCK
	BREWERS ADDITION TO ROCKVILLE		B
	ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (In square feet)
		00158210	17,663
	NAME	MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP	PHONE / FAX / E-MAIL
APPLICANT*	FIRST	315 GREAT FALLS ROAD	240-876-6672
	LAST	ROCKVILLE, MD 20850	DARGENTIERI@DAVISCONSTRUCTION.COM
PROPERTY OWNER	FIRST	315 GREAT FALLS ROAD	240-876-6672
	LAST	ROCKVILLE, MD 20850	DARGENTIERI@DAVISCONSTRUCTION.COM
ARCHITECT Registration # 15218	COMPANY	BENNETT FRANK MCARTHY ARCHITECTS, INC.	301-585-2222
	LAST	FIRST	
	BUEHLER	SHAWN	SHAWN@BFMARCH.COM
SCOPE OF WORK			
<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY	
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS	
<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE	
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION	
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input type="checkbox"/> OTHER	

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary):

BUILD TWO STORY GARAGE ADDITION ON ONE SIDE OF HOUSE AND TWO STORY
KITCHEN / SCREEN PORCH / MASTER SUITE ADDITION ON OTHER SIDE / REAR.

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	HDC 2013-00605
Public Hearing Date	12-20-12
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	
Staff reviewer:	RDZ

Signature of Applicant

Shawn Buehler
SHAWN BUEHLER, ARCHITECT FOR OWNER

Received by:	RDZ
Accepted by:	RDZ
Date:	11-15-12

See reverse side
Revised 3/07

4-1



A-6

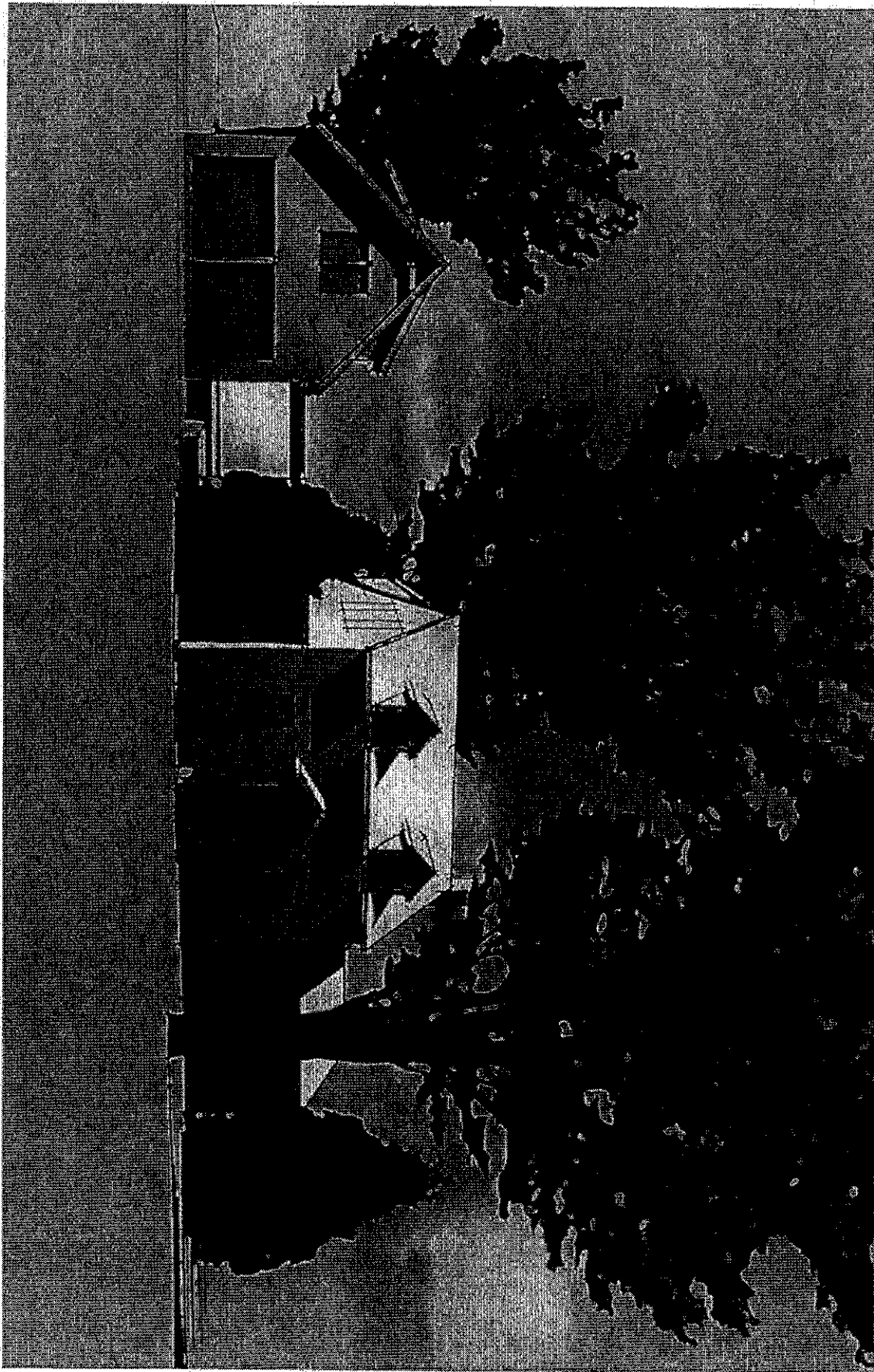
ARGENTIERI ADDITION
315 Great Falls Road, Rockville, MD 20850

PERSPECTIVE
2011

BENNETT FRANK McCARTHY
architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
410.275.5555

4-2

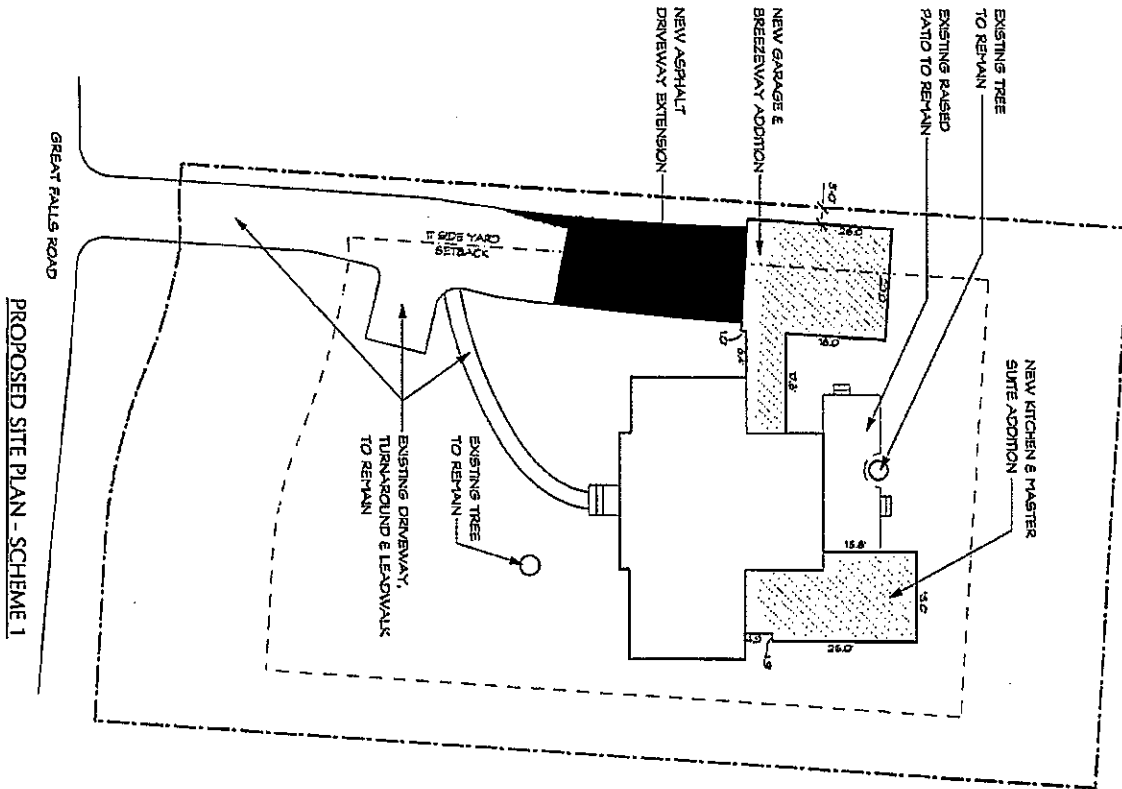
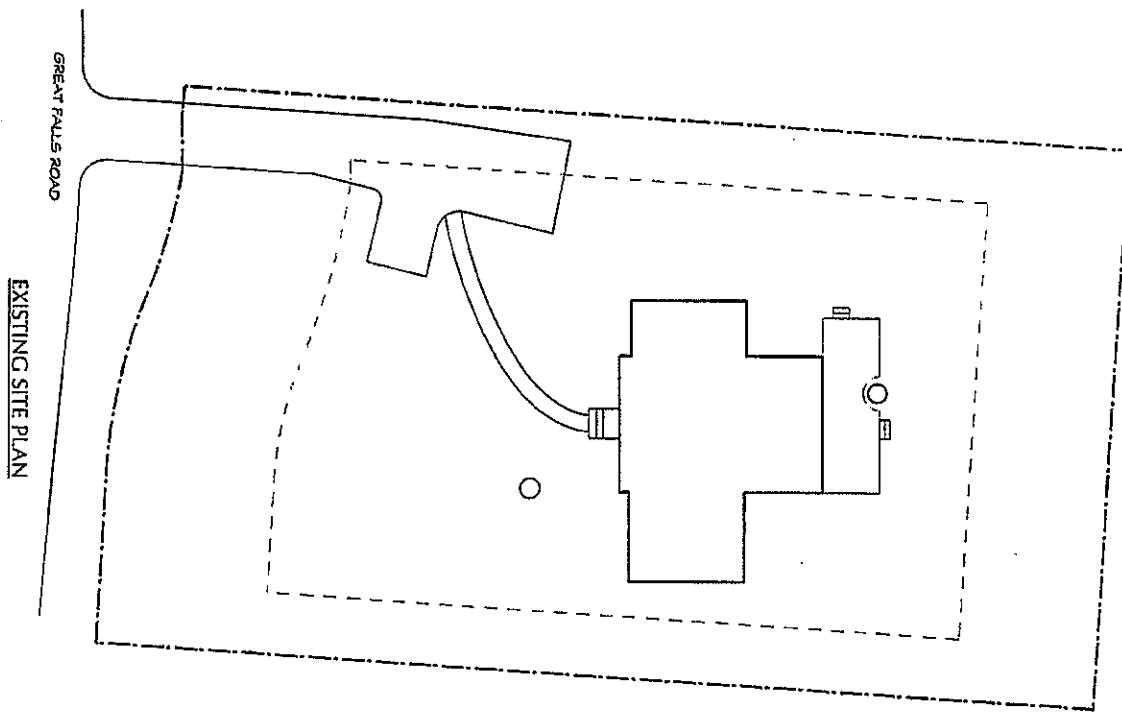


A-5

ARGENTIERI ADDITION
315 Great Falls Road, Rockville, MD 20850

BENNETT FRANK MCCARTHY
architects, inc.

(4-3)



A-0.1

ARGENTIERI ADDITION
315 Great Falls Road, Rockville, MD 20850

7 Dec 2012

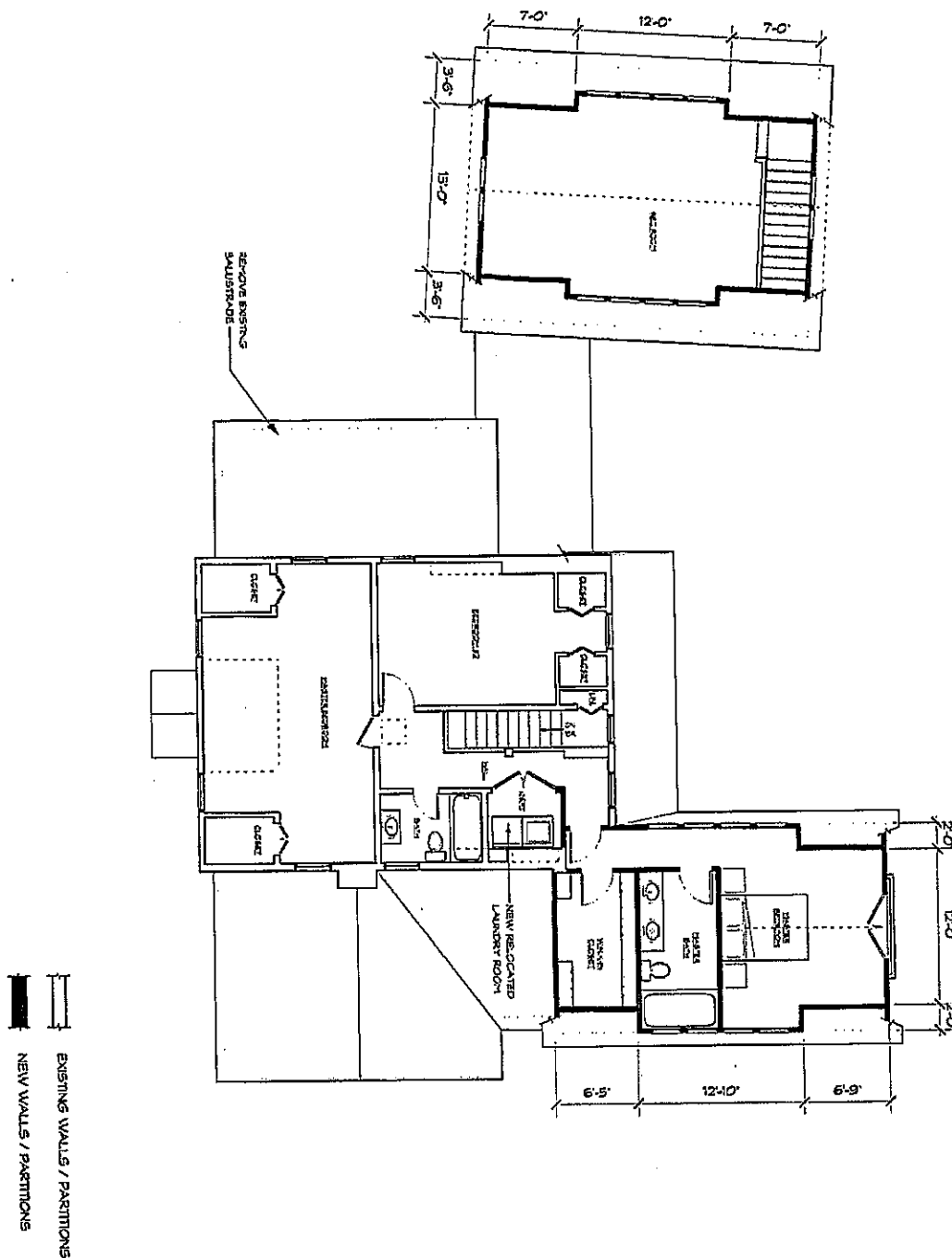
EXISTING & PROPOSED SITE PLANS
Scale: 1" = 20'-0"

#1238

BENNETT FRANK MCCARTHY
architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.blmarch.com fax (301) 585-8917

4-4



A-2.1

ARGENTIERI ADDITION
315 Great Falls Road, Rockville, MD 20850

PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

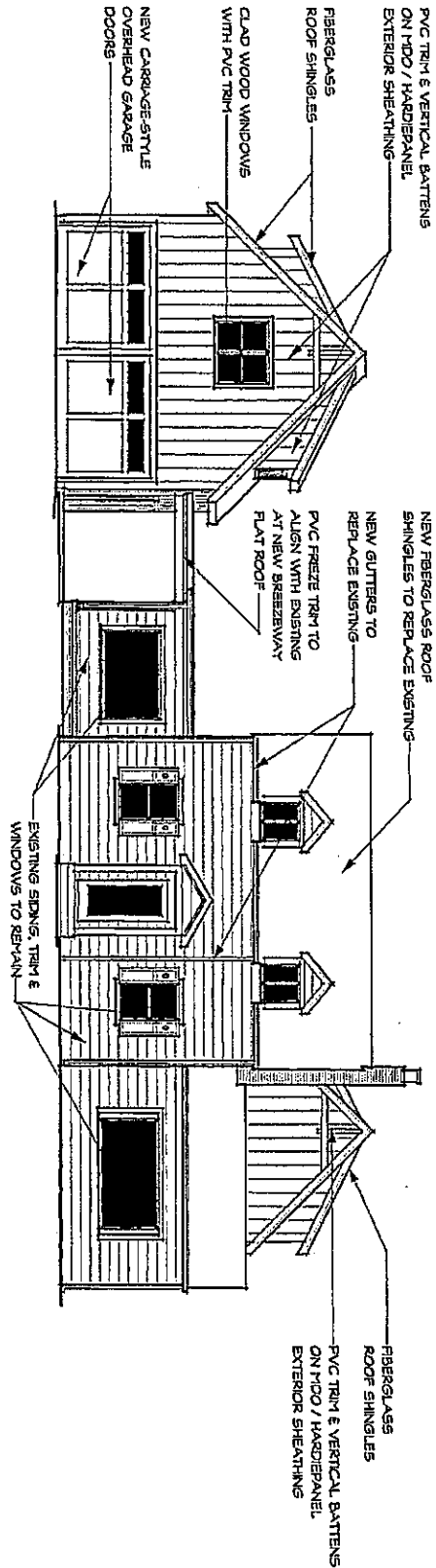
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BENNETT FRANK MCCARTHY
architects, inc.

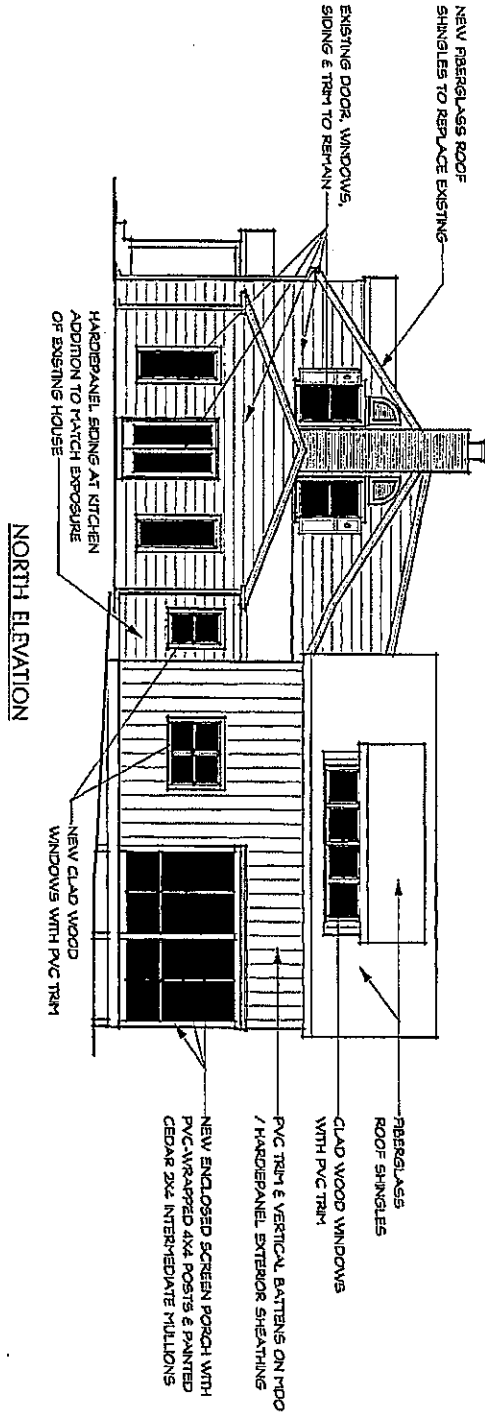
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.blmarch.com fax (301) 585-8917

7 Dec 2012

4-6



FRONT ELEVATION



NORTH ELEVATION

A-3.1

ARGENTIERI ADDITION
315 Great Falls Road, Rockville, MD 20850

7 Dec 2012

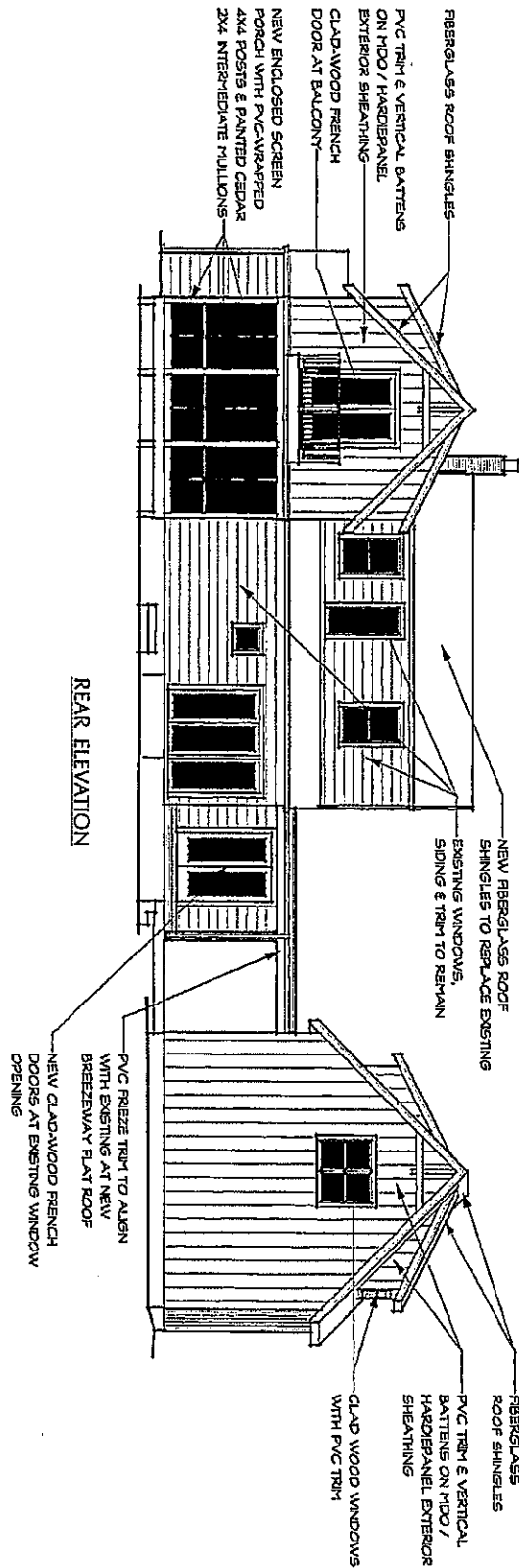
PROPOSED ELEVATIONS
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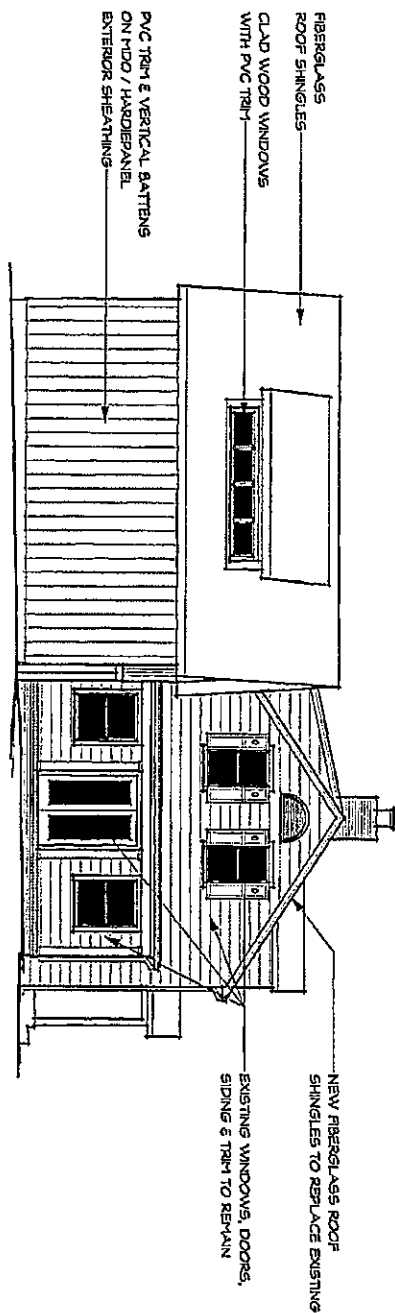
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architects, inc.

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(301) 585-2222 www.bfmarch.com fax (301) 585-8917

(4-7)



REAR ELEVATION



SOUTH ELEVATION

A-4.1

ARGENTIERI ADDITION
315 Great Falls Road, Rockville, MD 20850

7 Dec 2012

PROPOSED ELEVATIONS
Scale: 1/8" = 1'-0"

#1238

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4-8



December 7, 2012

Mr. Dominic Argentieri
315 Great Falls Road
Rockville, MD 20850

RE: Tree risk and condition assessment

Dear Mr. Argentieri –

You retained me to assess the risk posed by, and condition of, a very large walnut tree on your property, and to make management recommendations for it. Special attention was to be paid to the trunk and five main branches, particularly the two branches extended over the house.

I visited the tree on Friday, December 7, 2012. I found the tree in the backyard of the property just west of the house, a single-family detached residence.

The tree is a thirty-nine and a half inch diameter walnut (Figure 1). Due to the low branch on the east side, diameter was measured at approximately two-and-a-half feet rather than four-and-a-half feet to avoid the swell caused by the branch and accurately reflect the size of the trunk.

The tree's structure as far as branch architecture is good, but significant defects exist. The tree was struck by lightning at some point. Lightning struck one of the central branches (Figure 2) and ran down and around the branch, following a spiral pattern, jumped to the adjacent limb when it reached the base, jumped to a third limb (both Figure 3) and finally jumped to a fourth limb before traveling down that limb and stopping at its base (Figure 4); there is no sign of lightning injury on the trunk. The woundwood has begun to decay in the upper portions of the limb where the strike originated.

The standard tool arborists use to detect decay is a rubber or plastic mallet. I sounded the trunk with a rubber mallet and found sound wood approximately 320 degrees around the trunk. A questionable area was detected on the north side of the trunk. This area (Figure 5) warrants further investigation. I also sounded the major limb where the strike terminated, which is also the limb closest to the house. It sounded hollow, like a drum.

In any situation where a tree poses a risk of personal injury or property damage, there are three basic options for risk management:

- 1) Eliminate the risk by eliminating the tree;
- 2) Mitigate or eliminate the risk by treating the site (restricting use, etc.); or,
- 3) Mitigate or eliminate the risk by treating the tree.

As the house cannot be moved, the second option is off the table. The tree is reported to be two-hundred years old and contributes significantly to the site and to the area's canopy cover. But for the lightning strike and some storm damaged limbs, it appears to be structurally sound and worth preserving.

I recommend the following short-term and long-term actions to mitigate risk and enhance benefits by treating the tree.



Short Term

Clean the crown of all dead, damaged, and defective limbs

This includes, but is not limited to:

The large limb closest to the house that was damaged by the lightning strike.

The central limb that was damaged by the lightning strike.

Perform ANSI A300 Part 9 Level 3 risk assessment on two locations:

The next lightning-damaged limb closest to the house.

The north side of the trunk.

The management recommendations noted above are depicted in Figures 6 and 5, respectively.

Long Term

Based on species and location, this tree is obviously at risk for lightning strikes. I would suggest that a lightning protection system be installed to guard against future strikes and further damage.

As veteran trees age, they must transport water and nutrients over longer and longer distances. Declining energy and increased biomass conspire to promote failure. In nature mature trees will undergo "retrenchment", shedding portions of the crown to adapt to the new reality. To ensure safety, we must manage this process in built landscapes. I recommend reducing the crown ten percent within one to three years, with the goal of reducing end weight and transport lengths. This will increase efficiency and water and nutrient transport and reduce risk of mechanical failure by bring the ends closer in to the center. Installation of a tree support system (cabling) should be part of this process.

Thank you for your time. If you have any questions or I may be of further assistance please do not hesitate to contact me.

Regards,

Michael F. Galvin, Registered Consulting Arborist #432
Director, SavATree Consulting Group
mgalvin@savatree.com
914.403.8959





Figure 1



Figure 2

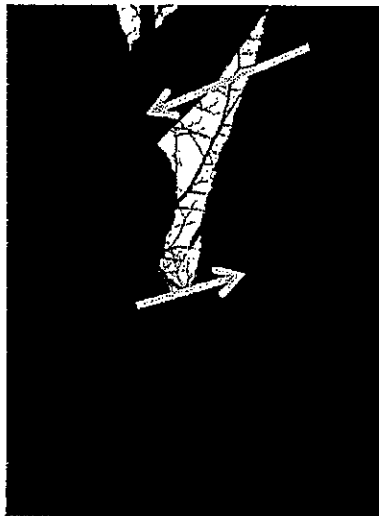


Figure 3



Figure 4



Figure 5

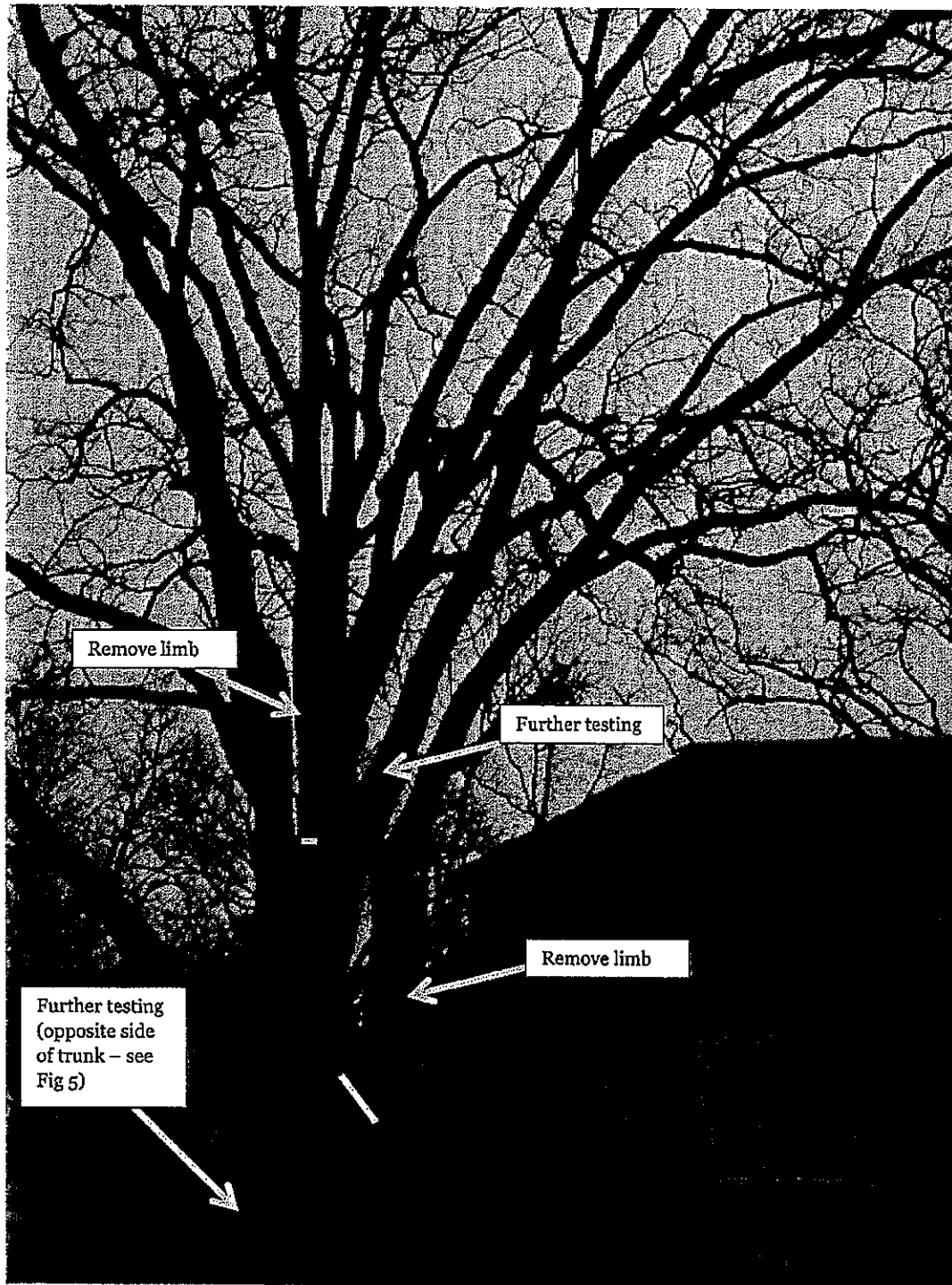


Figure 6



315 Great Falls Road_Tree Assesment

Argentieri, Dominic

to:

Robin Ziek (rziek@rockvillemd.gov)

12/09/2012 10:57 PM

Cc:

"Shawn Buehler (shawn@bfmarch.com)"

Hide Details

From: "Argentieri, Dominic" <dargentieri@davisconstruction.com>

To: "Robin Ziek (rziek@rockvillemd.gov)" <rziek@rockvillemd.gov>

Cc: "Shawn Buehler (shawn@bfmarch.com)" <shawn@bfmarch.com>

2 Attachments



image001.gif 2012.12.07_315 Great Falls Road_Tree Assesment Report.pdf



Robin,

As requested and per our correspondence on Friday, attached is the assessment report from SavATree.

Please let us know if you have any further questions related to the attached documentation.

Sincerely,

Dominic

Dominic M. Argentieri
Vice President - Construction Planning + Strategies

James G. Davis Construction Corporation
On-Site Rockville Office
12530 Parklawn Drive | Rockville, MD 20852
301 945 0091 direct
703 442 6500 main



240 876 6672 cell
301 468 3918 fax
@DAVISbuilds
davisconstruction.com

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4-15

7. Description

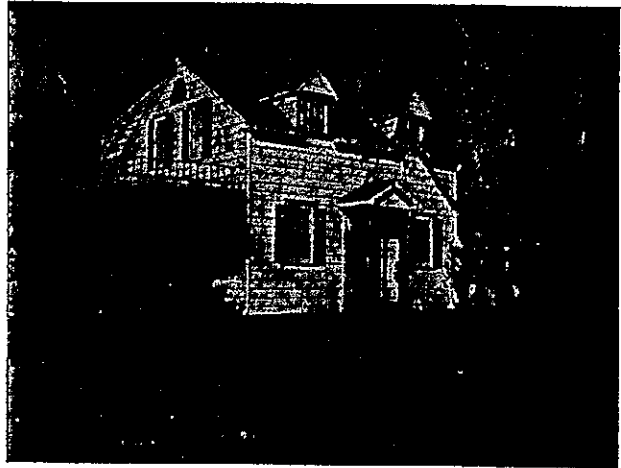
Condition

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The house at 315 Great Falls Road is a 1½ story cottage built in the Colonial Revival style. The house faces east toward the street with a side gable roof and twin dormers. It features wide weatherboard siding, 6/6 sash windows, and an array of interesting interior finishes and details such as its open interior plan, added basement, and shutters and doors with tree-shaped cutouts.



East (primary) and south facades

Description

The house at 315 Great Falls Road in Rockville faces east toward a fairly busy thoroughfare that runs from the southwest into the City of

Rockville. Its exact date of construction is unknown, but sources and a physical inspection indicate that it was erected on the site of a former agricultural building around 1927. The house encompasses 1,826 square feet of interior space and sits on a 19,103 square foot piece of property. This parcel was subdivided from the Bingham-Brewer House at 307 Great Falls Road (MHT Inventory No. M:26/9) in 1948. It is a relatively flat piece of land with a wide expanse of lawn separating the house from the road. A tall row of arbor vitae lines the paved driveway, along the southern edge of the parcel. Two mature black walnut trees grace the property, one off the northeast corner of the house and one to the immediate west of the house. A stone patio/deck was added to the rear of the house in recent years. The patio extends out to and partially surrounds the black walnut tree in the back yard.



West (rear) façade with large black walnut tree

The diminutive house stands 1½ stories tall and presents a symmetrical Colonial Revival-style primary façade. The side gable roof extends into an integral shed roof to the rear and is covered with composition shingles. The house rests on a poured concrete and concrete block foundation, which supplements an earlier rubble stone foundation, still visible in the basement. Wide modern clapboard siding sheaths the frame construction. Primary windows in the house are 6/6 wood sashes within undecorated wood frames. Each of the two gable roofed dormers on the main façade contains paired six-pane casement windows. Paired windows on the north and south sides illuminate

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Name House, 315 Great Falls Road

Continuation Sheet Number 7 Page 1

the second floor. On the north side, the windows are split around the exterior brick chimney. Just below the gable roof, semicircular louvered vents provide air circulation to the attic. On the north wall, as with the windows, the vent is split in two by the presence of the central chimney.

One-story projections flank either side of the main building and an added rear shed dormer has increased the interior space on the second floor. The southern ell is an enclosed side porch, which rests on a brick foundation. Cloth awnings shade its extensive fenestration and an open wood balustrade surrounds the flat roof. Double French doors with eight lights each open to the south. This doorway is flanked by large 8/8 sash windows. In the east and west walls, large multi-pane fixed windows allow a considerable amount of light to enter the porch.



South façade showing southwest corner of porch



Interior door details: Left - one of pair of doors leading from living room to north addition. Right - Front door (note decorative post and beam to left of door)

The northern addition, also one story in height, is not historic. It appears to date from the 1970s and features a rustic, open frame wood interior built around the exposed brick chimney, which was encompassed by the addition. Because all the siding on the house is identical, it seems likely that it was added after construction of this addition. An interesting decorative feature on the house at 315 Great Falls Road is the shutter design, which incorporates a tree-shaped cutout in each of the two-panel wood shutters. This motif is repeated inside the house, where it appears on two plywood doors that lead into the north addition.

The main entrance to the house is through a central Dutch door covered with a modern single light storm door. The Dutch door is constructed of vertical boards with horizontal and diagonal wood bracing and features elaborate metal strap hinges. The front stoop is brick and is accessed via a curving concrete walk leading up from the driveway. It is covered by a gable roof supported by square wood posts.

Inside, the main floor is fairly open with a large living area with a brick fireplace and mantel along the north wall. The dominant features in the room are the exposed wood posts and beams that run up the east and

west walls and span the width of the room. These exposed members are not structural, but add a rustic character to the space. The living room steps down to a small dining area to the west with a galley

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Name House, 315 Great Falls Road

Continuation Sheet Number 7 Page 2

kitchen located in the northwest corner of the building. In the north addition, narrow concrete steps lead down to the basement. These steps would have originally opened to the exterior of the building before this addition was put on. The basement allows a glimpse of the oldest part of this building, the foundation. The perimeter rubble fieldstone foundation lies under the main room of the house only and does not extend to the dining room area, kitchen, or either addition. This foundation dates to the 19th century and was likely built to support a barn, carriage house, or other larger outbuilding for the house at 307 Great Falls Road.

It is possible that a cellar existed in this building as barns sometimes incorporated root cellars for the storage of perishable foods and canned goods. This type of cellar, however, is more often associated with dwellings. It is more likely that the basement was excavated within the existing foundation when the outbuilding was demolished and the house constructed. The space was necessary for the installation of water and sewer pipes, the water heater, and other mechanical equipment. At this time, the original stone foundation was supplemented with poured concrete and concrete block. Only the north half of the basement was excavated and a concrete floor poured and concrete block half walls installed. The south half remains as a crawl space only, but is visible over the concrete block half wall that bisects this underground space.

8. Significance

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Significance dates		Architect
Specific dates	c. 1927	Bullder
Evaluation for:		
<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register	<input type="checkbox"/> not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

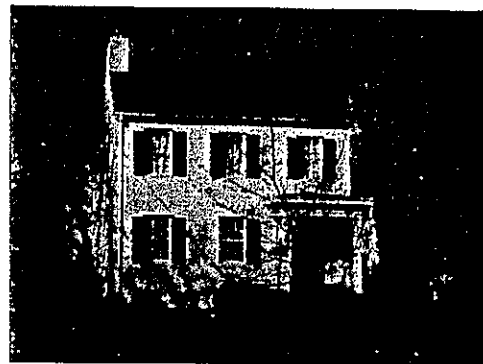
Significance

The house is associated through ownership and construction with the National Register-listed house at 307 Great Falls Road, alternately known as the Bingham-Brewer House, the Brewer House, or the Casey House. Several families with important ties to Rockville owned this property, including the Bingham, Brewers, and McClenahans. These families made significant contributions to the economic, political, and religious development of Rockville. The foundation of this building would have served as the support for one of the property's outbuildings, such as a barn or carriage house. The house that stands on these foundations today is a good example of a common style and form of residential architecture in the United States during the first half of the 20th century.

Narrative History

Great Falls Road, known alternately as Falls Road or the Road to Cabin John, is an ancient travel route, in use prior to the settlement of Rockville. It was a road used by Indians such as the Sussquehannocks, Senecas, and Piscataways, who traveled extensively through Montgomery County prior to and immediately following European contact. Some of the earliest settled properties in the Rockville area lie along this road, including Rose Hill, the Bingham-Brewer House, and other historic farmsteads.

The house at 315 Great Falls Road has its earliest associations with the house at 307 Great Falls Road, known alternately as the Bingham-Brewer House, the Brewer House, or the Casey House. This property was first settled by early Rockville residents and entrepreneurs Julius A. and Charlotte Bingham. It is presumed the Bingham's built the house at 307 Great Falls Road in 1821, as a brick bearing Bingham's initials and the date 1821 was located in the chimney during renovations. Julius Bingham is significant as an early Rockville businessman and publisher. He began



Bingham-Brewer House, 307 Great Falls Road

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Name Steinberg House, 110 S. Adams Street

Continuation Sheet Number 8 Page 1

publishing *True American and Farmers Register*, the second newspaper printed in Rockville, in 1824. He was obviously wealthy as a house of these proportions and built of brick would have been expensive to construct at the time.

William and Elizabeth McClenahan were the next owners, during the period 1834-1840. Reverend McClenahan, an immigrant from Ireland, was instrumental in founding the Disciples of Christ Church in Rockville. Formally known as the Christian Church (Disciples of Christ), this denomination is among the oldest indigenous religions in America. This Disciples of Christ has its foundations in a variety of sources, one of them with a direct link to Reverend McClenahan. The Church traces its history to the Restoration Movement in Scotland, Ireland, and America, which sought to reform the Presbyterian Church by returning it to its oldest roots. In Ireland, in particular, the Restoration Movement gained momentum. Reverend Alexander Carson broke from the Presbyterian Church to form the Tubbermore Baptist Church in the first decade of the 19th century.¹ Carson, essentially the founder of the Baptist faith in Ireland, was a prominent and well-published minister. His beliefs were similar to those of Thomas and Alexander Campbell, also from Ireland, who emigrated to the United States in 1807 and 1809, respectively.²

The father and son Campbells broke with the Presbyterians in 1809. They were briefly affiliated with the Baptists, as the reformers were in Ireland. In 1823, Alexander separated from the Baptist church in West Virginia and founded the Disciples of Christ Church. In 1832, the Disciples formed an alliance with the followers of Reverend Barton Stone, known as the Church of Christ or Christian Church.³

William McClenahan, also a native of Tubbermore, came to Rockville in around 1817⁴ and immediately began preaching Restorationist principles. While there is no direct evidence linking him to the teachings of Carson, even Alexander Campbell could not deny the connection between Carson and the Disciples of Christ, stating in 1848 that "many brethren from Tubbermore, who have, on their arrival in this country, united with our churches."⁵ Another source reports that Carson's "influence upon the Disciples is more or less problematical but there does not appear to be any doubt concerning its existence."⁶ It would seem, then, that Reverend McClenahan was one of the earliest followers of what would come to be called the Disciples of Christ, conforming to their ways first in Ireland, through

¹ One source reports that "Rev. Alexander Carson was the minister of Tubbermore Baptist Church which was formed c. 1809 in Kilcronaghan Parish, Co. Londonderry." ("The Ms of Co. Londonderry." *The Regarde Bien*, Issue No. 5, http://freepages.genealogy.rootsweb.com/~alanmilliken/regarde_bien/5.html). Another source reports that Carson broke with the Presbyterian Church in about 1803 (Schaff, Philip. *The New Schaff-Herzog Encyclopedia of Religious Knowledge*, Volume 1, <http://www.ccel.org/s/schaff/encyc/encyc01/htm/baptistery.htm>).

² Kershner, Frederick D. "The Disciples of Christ," from *Restoration Movement: Historic Background*, www.geocities.com/Athens/Crete/2155/churchhistory.htm.

³ Hamm, Terrance. "A Brief History of the Disciples of Christ in West Virginia," www.wvculture.org/history/vvhs123.html.

⁴ Carter, Mary Hurley. "The Story of the Rockville Christian Church." Unpublished manuscript dated Nov. 4, 1966, p. 4. On file at Montgomery County Historical Society.

⁵ Carson, Alexander. "Letters from Europe - No. XXXI." *The Millennial Harbinger* vol. 5, no. 9 (September 1848).

⁶ Kershner, "The Disciples of Christ."

5-6

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Name Steinberg House, 110 S. Adams Street

Continuation Sheet Number 8 Page 2

their association with the Baptist faith, the separation in 1823, and the affiliation with the Christian Church in 1832.

McClenahan initially held religious gatherings in his home and at the Rockville Academy, where he was an English teacher. By 1820, a small congregation had organized, although they continued to meet in the school and the homes of various church members.⁷ By 1834, the Reverend was successful enough to afford the large brick house on Great Falls Road. He remained here for six years, selling the 7¼ acre property in 1840 to Joanna Everett.

Everett, about whom, no information could be located, passed the property to Jetson and Mary Granger in 1860. Mary Granger was a follower of the Disciples of Christ and had been baptized by McClenahan in 1835.⁸ The Grangers were a moderately wealthy farming family, owning seven slaves in 1853.⁹ By 1870, Jetson (also spelled Judson) had passed away and Mary resided at the house with Elizabeth, Hezekiah, and Judson Trail, presumably her daughter, son-in-law, and grandson, as well as Anna McCormick and Adam Baker, both identified as African American.¹⁰ The same Anna McCormick had been living with the Grangers since at least 1860, when she was identified as a white child four years of age.¹¹

McCormick is also cited as being Mrs. Granger's niece and was given the property in 1878 for "her care and kindness and one dollar."¹² It is possible that the house was then used as a rental as McCormick married Henry Hurley and no record of them is found in the 1880 census. In 1888, the couple deeded the property to Rebecca Viers, who immediately sold it to Amos Adams of Washington, DC for \$1600.¹³ During the late 19th century, Rockville was a popular resort for residents of the District. It is possible that Adams used the residence at 307 Great Falls Road as an investment property, renting to vacationers in Rockville, or using it himself in this way. No record of the Adams family in Rockville could be located and they did not retain the property for long.

In 1892, they repaid debts to the Joshua Dorsey estate by deeding their 7¼ acre Rockville property to Dorsey's minor children, Hortensia and Lloyd, via their Trustee, Valeria Waters, who was their mother (she remarried Horace Waters in 1878).¹⁴ It is believed that the property was used as a rental, coming into the occupancy of the Brewer family around 1895.¹⁵ The Brewer family eventually purchased the

⁷ Carter, p. 4.

⁸ *Ibid.*

⁹ Montgomery County Slave Tax List, 1853. On file at Montgomery County Historical Society.

¹⁰ Montgomery County Census, 1870. On file at Montgomery County Historical Society.

¹¹ Montgomery County Census, 1860. On file at Montgomery County Historical Society.

¹² Montgomery County Land Records EBP17/442.

¹³ Montgomery County Land Records JA6/22 and JA11/123.

¹⁴ Montgomery County Land Records JA30/273 and Montgomery County Census, 1900. On file at Montgomery County Historical Society.

¹⁵ MHT Inventory form, Attachment Sheet B.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Name Steinberg House, 110 S. Adams Street

Continuation Sheet Number 8 Page 3

property in 1906, when John Brewer obtained the half interests of both Dorsey siblings.¹⁶ The 7¼ acres passed among members of the Brewer family and in the late 1920s, the small house at the 315 Great Falls Road property was constructed. It was likely built for one of the numerous Brewer children or grandchildren.

The Brewers were early settlers in Rockville who contributed to the growth and success of the town in important ways. The Brewers had large real estate holdings and extensive business and political interests in the town. John Brewer (1804-1866) was the son of early settlers in Montgomery County. The family's farmstead lay on the east side of the town in the vicinity of St. Mary's Church and the B&O Railroad Station. John became an attorney and attended the Maryland Constitutional Convention in 1851.¹⁷ In 1860, he was appointed along with attorneys William V. Bouic and John Vinson as a committee to approach the Maryland legislature on the subject of the incorporation of Rockville.¹⁸ Brewer and Bouic were jailed in 1861 for their anti-Union sentiments when the country was engaged in a civil war.¹⁹

John's elder son William Brewer (1847-1885) was responsible for the presence of the B&O Railroad station in Rockville. In the early 1870s, William, an attorney and publisher, subdivided a parcel of the family's land and sold lots to construct the station. He also built his family home in the vicinity at 8 Baltimore Road. In exchange for creating the railroad property, the City annexed the subdivision, known as Brewer's Third Addition, to Rockville.

John Brewer's younger son, John Buchanan Brewer (1850-1908), decided to purchase the property on Great Falls Road. He rented the house for a number of years, residing there with his wife Virginia and their 10 children. He bought the property in 1906, but died soon after.²⁰ The property passed to his son, John, who moved to the District of Columbia. In 1924, the younger John transferred the property to his wife Rosalind Caldwell Brewer and their son Richard. In 1940, George Brewer, either a son or nephew, obtained the property, which now contained the two houses.²¹

The 20,000 square foot parcel containing the small house at 315 Great Falls Road was separated from the larger parcel in 1948. At this time, the house at 315 was deeded from George to John B. Brewer, a descendant of William.²² It is unknown if the property was occupied at this time by family members or renters. It was being rented by 1957, when John turned the house over to Leroy and Mildred Winkler,

¹⁶ Lloyd Dorsey died in 1902. His ownership the property was transferred in Circuit Court to John Brewer by the Dorseys' Trustee, Valeria Waters, for the amount of \$1750. Hortensia (married George Hunter) transferred her interest to John Brewer at Brewer's request, also for the sum of \$1750 (see Land records 190/279 and 281).

¹⁷ MHT Inventory form, Attachment Sheet B.

¹⁸ McGuckian, Eileen. *Rockville: Portrait of a City*. Franklin, TN: Hillsboro Press, 2001, p. 42.

¹⁹ *Ibid.*, p. 47.

²⁰ MHT Inventory form, Attachment Sheet B.

²¹ Montgomery County Land Records 368/250 and 774/467.

²² Montgomery County Land Records 1141/34.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Name Steinberg House, 110 S. Adams Street

Continuation Sheet Number 8 Page 4

"tenants of the entireties," for \$10.²³ The larger family home at 307 Great Falls Road was sold two years later to Gretchen and Thomas Casey. The Winklers were long-term owners of the small house, residing there until 1992. Subsequent owners included Gerard Boquel and the current owners Michael Henry and Cynthia Fischer-Henry.

The exact date of construction of the house at 315 Great Falls Road is unknown. The state tax assessor's office gives it a construction date of 1918, although there is no substantiation for this date. The Maryland Historical Trust inventory form for the Bingham-Brewer House states that "an old barn situated west of the house was demolished and a home (which became 309 Great Falls Road) constructed on the old foundations, and modeled after the style of the barn."²⁴ The address was later changed to 315 when the former Brewer property was further subdivided. An undated reference to the house corroborates this assessment, stating that "south of the house was an old barn which was remodeled into a home in 1927."²⁵

A physical inspection of the home seems to verify this information and the later date of construction, which would have been during the ownership of Rosalind and Richard Brewer. The house stands on a 19th century fieldstone foundation, typical for houses and outbuildings alike, but the structure of the house itself dates to the 20th century. The construction and design details such as the Colonial Revival style, form, wall thickness and finishes, attic framing, lack of eaves, hardware, shutter cutouts (although these could have been added), and the use of plywood are all common to 1920s and 1930s residential architecture.

The house was built during a period when Americans were discovering an interest in their colonial heritage. Beginning in the late 19th century, this fascination became evident in architecture through the development of the Colonial Revival style. The style was further popularized after 1907, when the tercentenary of the settlement of Jamestown was celebrated. This event was followed in the 1920s by the restoration of the colonial city of Williamsburg. Architects began to design commercial, residential, civic, and religious buildings with the colonial aesthetic in mind. Houses, in particular, were a popular forum for displaying the characteristics of colonial architecture. McAlester indicates that one-story Colonial Revival dwellings first appeared after 1910 and remained popular through the 1940s.²⁶ They were most commonly built in the 1920s and in the 1940s.²⁷ Common characteristics of this style, which are seen in the house at 315 Great Falls Road, include a symmetry of form and fenestration, 6/6 double hung sash windows, dormers, and a side porch.

²³ Montgomery County Land Records 10765/431.

²⁴ MHT Inventory form, Attachment Sheet A

²⁵ Unpublished sheet entitled "The Bingham-Brewer House, 307 Great Falls Road." On file at the City of Rockville Planning Office.

²⁶ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1996, p. 325.

²⁷ *Ibid.*, p. 322.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Name Steinberg House, 110 S. Adams Street

Continuation Sheet Number 8 Page 5

It is speculative to determine which of the many Brewers constructed the house on the grounds of the family home. Because of its small size, it is possible that it was built as a summer residence or vacation home for John and Rosalind Brewer after they moved to DC. Or the house may have been built as the primary residence for Richard or another of John Brewer's children, his nine siblings, or nieces or nephews. It is also possible that it was never occupied by the Brewer family but was built as a rental house.

Regardless of its original purpose, the house remains today as a reminder of a popular residential style of the early part of the last century. It is a representative example of Colonial Revival architecture in Rockville in the 1920s. The property is associated with the owners of the house at 307 Great Falls Road, the Bingham, McClenahans, and Brewers, who contributed to the economic, political, and religious development of Rockville. The foundation of the house would have served the owners as part of a carriage house, barn, or other outbuilding.

9. Major Bibliographical References

10. Geographical Data

Acreage of project area 19,103 square feet
Acreage surveyed _____
Quadrangle name _____ Quadrangle scale

Verbal boundary description and justification

Pt. Exchange and New Exchange Enlarged

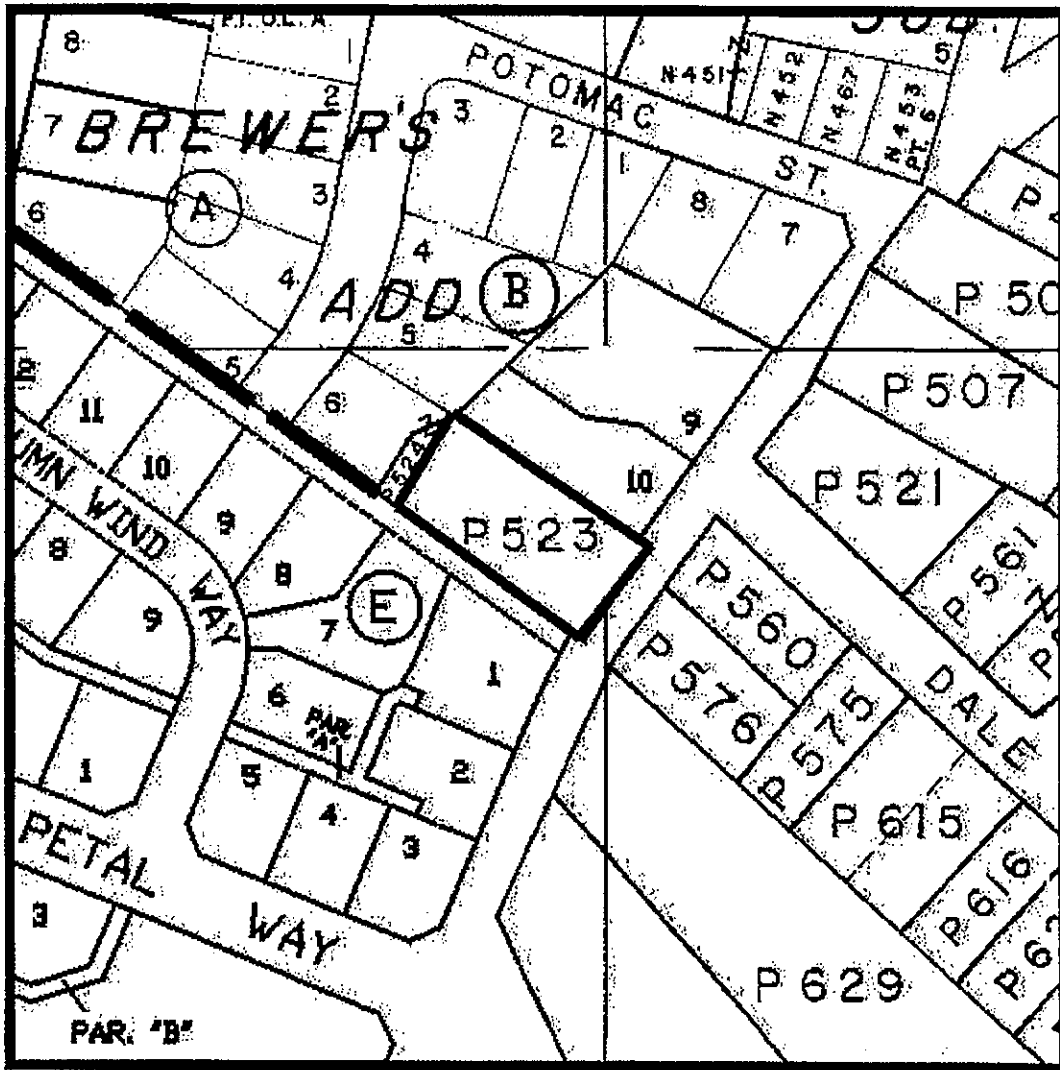
11. Form Prepared by

name/title	Anne Omeda Brockett	
organization	City of Rockville, MD	date January 2003
street & number	111 Maryland Avenue	telephone 240-314-8234
city or town	Rockville	state MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
 DHCD/DHCP
 100 Community Place
 Crownsville, MD 21032
 410-514-7600



315 Great Falls Road
Brewer's Addition, Parcel 523